

# HUNTING RETREAT

# 167.3± ACRES IN CARROLL COUNTY, MS



## \$449,500

Hunting season is here, and this 167.3± acre property in Carroll County, MS, is ready for you! As you enter, you'll find an open area ideal for building your getaway, with water and electricity available for convenience. About 25± acres damaged by a tornado have been replanted with pines, creating a perfect bedding area for wildlife. The remaining timber features a pine and hardwood mix, adding diversity to the landscape. A well-maintained road system guides you through the property, leading to several food plots and a powerline running in two directions, offering more planting opportunities. Deer and turkey signs are abundant, making this an excellent hunting destination. Call Bruce to schedule a tour today!



## BRUCE WEST

ALC®, ASSOCIATE BROKER  
ACCREDITED LAND CONSULTANT

Office: 662.441.2500

Cell: 662.873.3007

Bruce@TomSmithLand.com



Expect More. Get More.

## A Real Estate Expert You Can Trust

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.





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# AERIAL MAP



[CLICK HERE FOR THE LANDID INTERACTIVE MAP](#)

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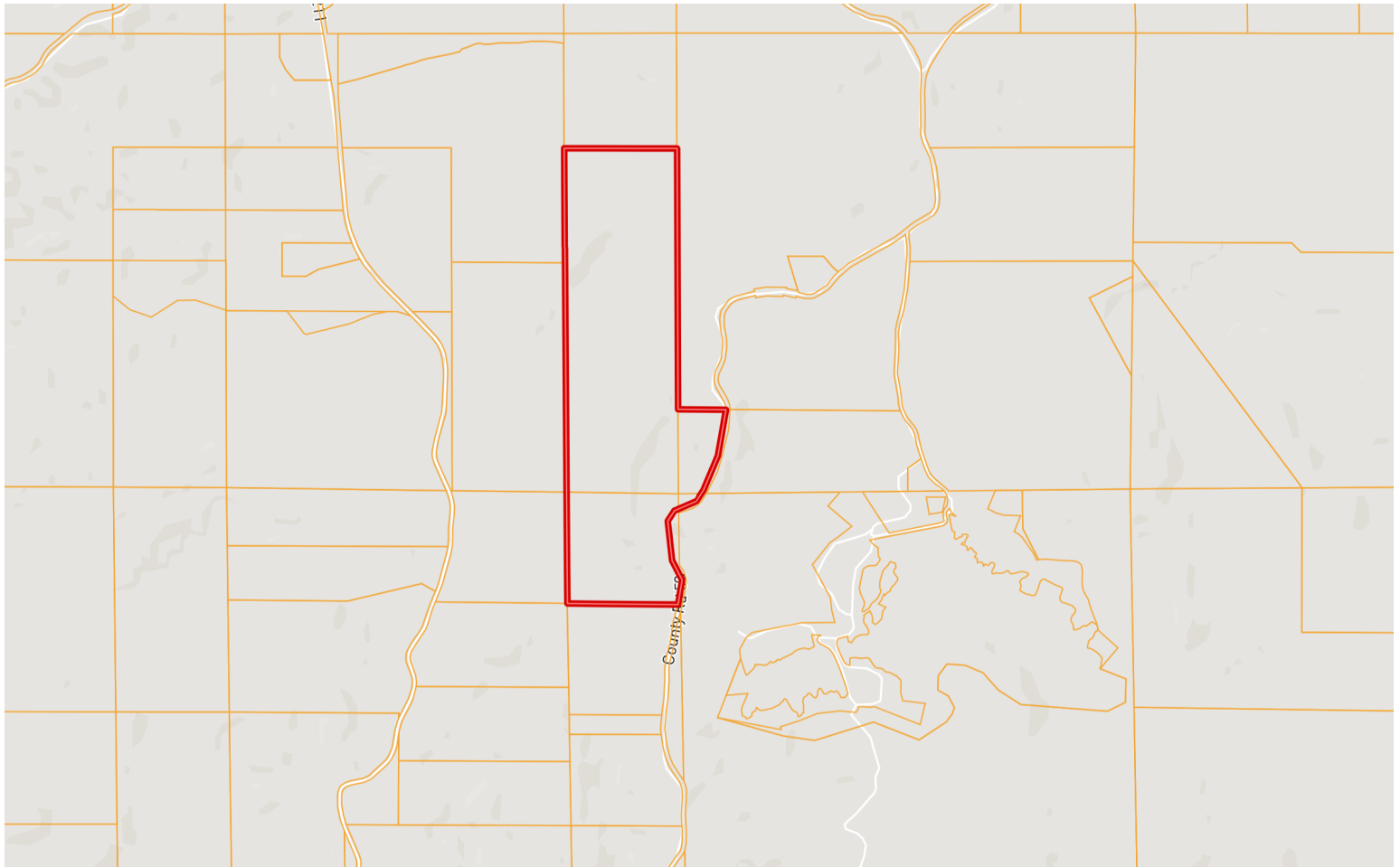


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# OWNERSHIP MAP



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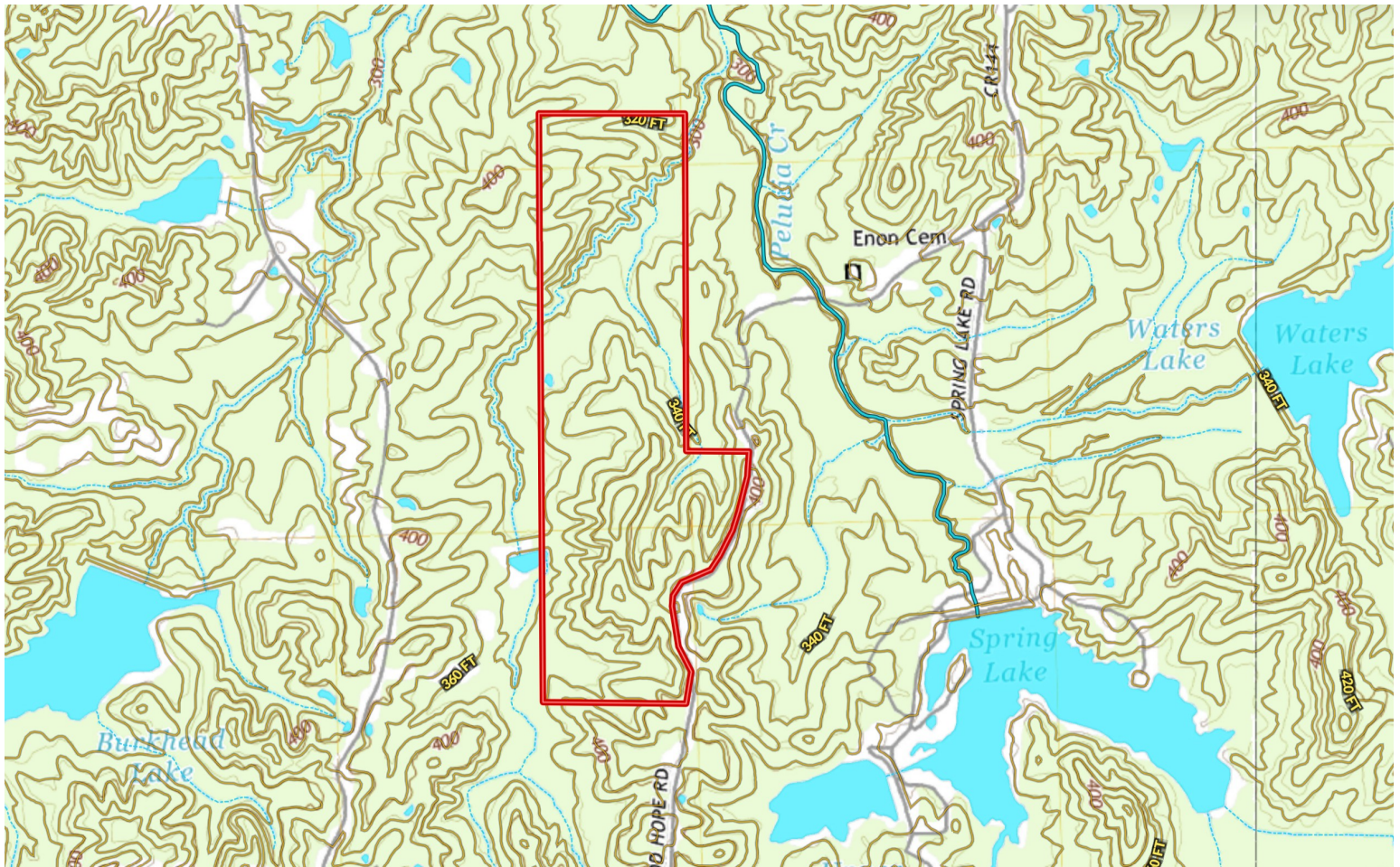


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# TOPOGRAPHY MAP



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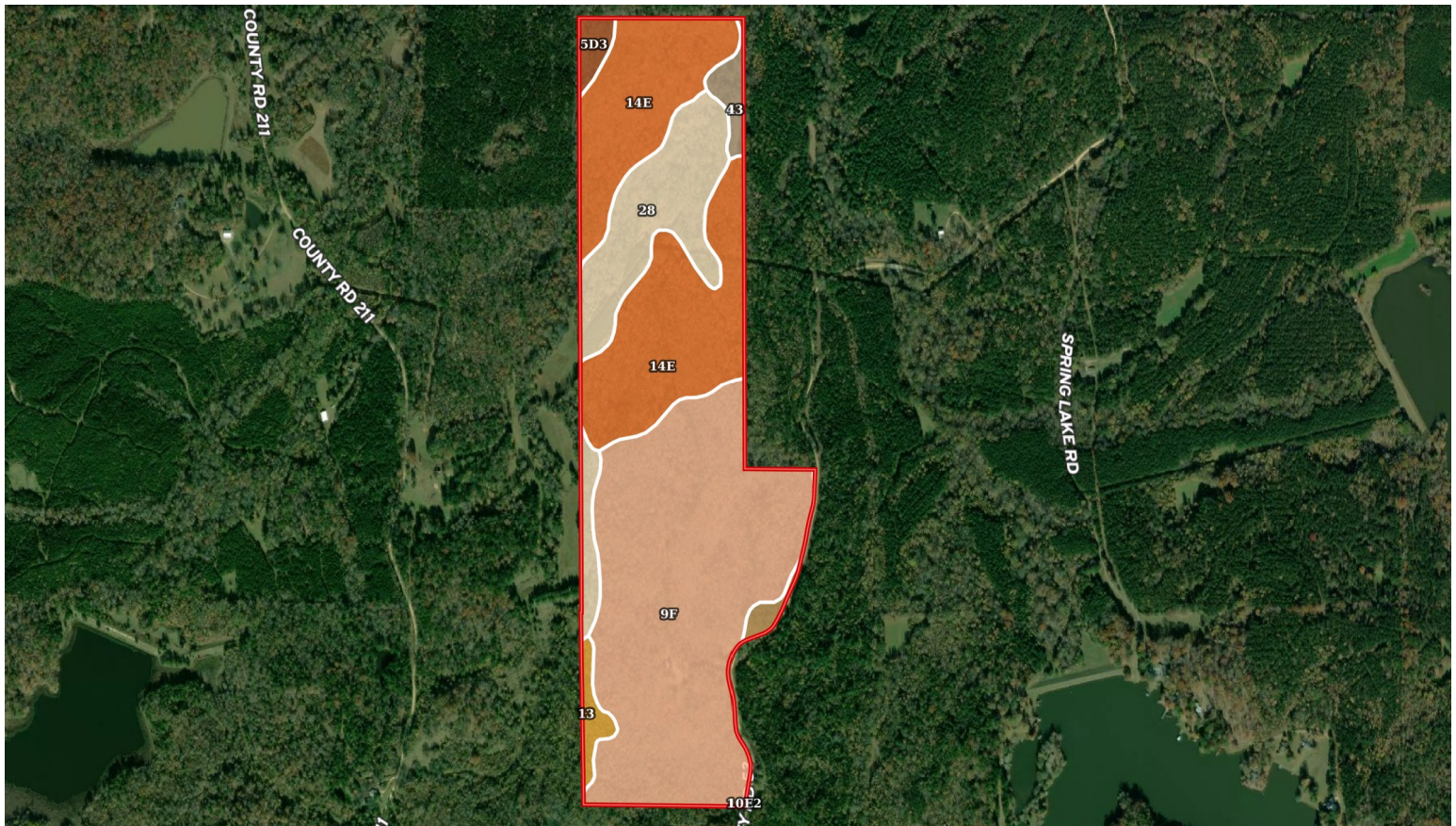


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# SOIL MAP



| SOIL CODE | SOIL DESCRIPTION                                          | ACRES | %     | CPI | NCCPI | CAP |
|-----------|-----------------------------------------------------------|-------|-------|-----|-------|-----|
| 9F        | Smithdale-Providence-Lexington association, hilly         | 81.94 | 47.45 | 0   | 40    | 7e  |
| 14E       | Maben-Memphis complex, 8 to 20 percent slopes             | 54.88 | 31.78 | 0   | 72    | 6e  |
| 28        | Ariel silt, occasionally flooded                          | 25.83 | 14.96 | 0   | 90    | 2w  |
| 43        | Falaya silt, occasionally flooded                         | 3.06  | 1.77  | 0   | 77    | 2w  |
| 13        | Bruno sandy loam, occasionally flooded                    | 2.95  | 1.71  | 0   | 39    | 3s  |
| 5D3       | Loring silt loam, 8 to 12 percent slopes, severely eroded | 2.41  | 1.4   | 0   | 41    | 6e  |
| 10E2      | Smithdale sandy loam, 12 to 30 percent slopes, eroded     | 1.62  | 0.94  | 0   | 54    | 7e  |

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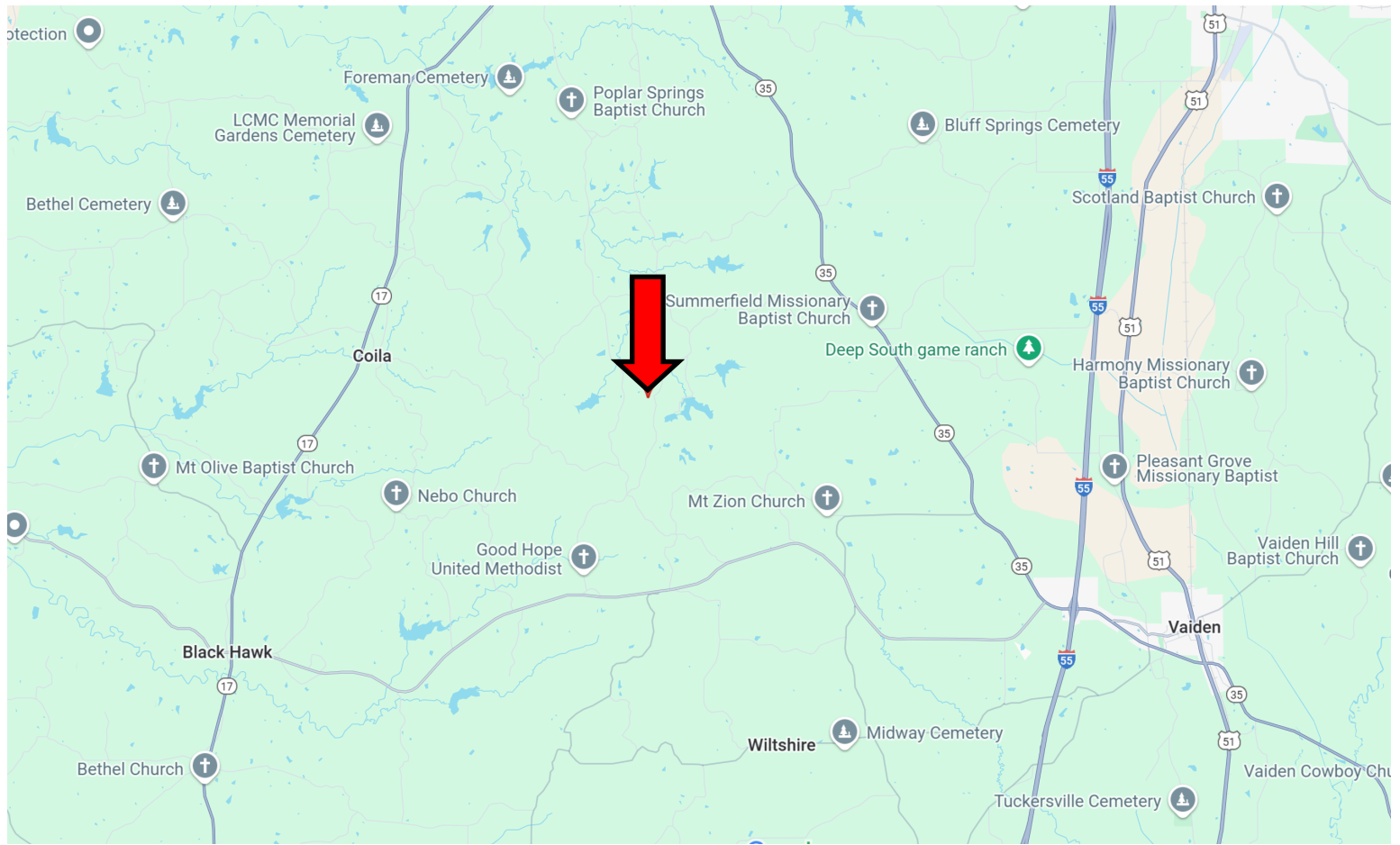


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# DIRECTIONAL MAP



Directions from I-55 in Vaiden, MS: Take exit 174 for Vaiden. Turn onto Hwy 35N/Hwy 430W and travel 0.5 miles. Turn left onto Hwy 430 and travel 6.2 miles. Turn right onto CR 52 and travel 1.2 miles. Continue straight onto CR 211 and travel 1.1 miles. Turn right onto Good Hope Rd/CR 53. After 1.8 miles, the property entrance will be on the left.  
8339 CR 53 CARROLTON, MS 38917 — Google Map Link



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